
TABLE OF CONTENTS

Chapter 1	EXECUTIVE SUMMARY	1
	Introduction	1
	Background	1
	Themes of the General Plan	7
	Plan Organization	10
	Chapter-by-Chapter Summary	10
Chapter 2	INTRODUCTION	17
	Commitment to People	17
	Regional Setting	17
	Watsonville's Role in Santa Cruz County	17
	Implications of Recent Population Growth	20
	General Plan Purpose	22
	General Plan Organization	23
	The Planning Process	23
	Goal	25
	Policies and Implementation Measures	25
Chapter 3	GROWTH AND CONSERVATION STRATEGY	27
	Growth and Conservation Strategy	27
	Planning Boundaries	28
	Goals for Growth and Conservation	33
	Policies and Implementation Measures	33
Chapter 4	LAND USE AND COMMUNITY DEVELOPMENT	37
	Introduction and Background	37
	Existing Land Use in the Planning Area	38
	Population Projections	40
	Projected Land Supply	44
	Land Use Designations and Standards of Density and Intensity	52
	Goals for Land Use and Community Development	61
	Policies and Implementation Measures	61

Chapter 5	URBAN DESIGN AND SCENIC RESOURCES	67
	Introduction and Background	67
	Goals for Urban Design and Scenic Resources	73
	Policies and Implementation Measures	73
Chapter 6	HOUSING: GOALS, POLICIES, AND PROGRAMS	79
	Introduction and Background	79
	Housing Goals	80
	Housing Policies	80
Chapter 7	CHILDREN AND YOUTH	97
	Goal	97
	Policy Statements	97
	Summary	99
Chapter 8	RECREATION AND PARKS	101
	Introduction and Background	101
	Goals for Recreation and Parks	107
	Policies and Implementation Measures	107
Chapter 9	ENVIRONMENTAL RESOURCE MANAGEMENT	111
	Introduction and Background	111
	Strategy for Environmental Management	112
	Geography	112
	Natural Resources	112
	Goals for Environmental Resource Management	121
	Policies and Implementation Measures	122
Chapter 10	TRANSPORTATION AND CIRCULATION	129
	Introduction and Background	129
	Goals for Transportation and Circulation	143
	Policies and Implementation Measures	143
Chapter 11	PUBLIC FACILITIES AND SERVICES	153
	Introduction and Background	153
	Goals for Public Facilities and Service	164
	Policies and Implementation Measures	164

Chapter 12	PUBLIC SAFETY	171
	Introduction and Background	171
	Goals for Public Safety	191
	Policies and Implementation Measures	192
APPENDIX A – PLANNING AREA BOUNDARY		199
APPENDIX B – AGRICULTURAL LAND CLASSIFICATIONS		201
APPENDIX C – SPECIAL STATUS SPECIES DESCRIPTIONS		203
GLOSSARY		205
ADOPTION		219
INDEX		223

LIST OF FIGURES

Chapter 1	EXECUTIVE SUMMARY	
	Figure 1-1 1990 Population	5
Chapter 2	INTRODUCTION	
	Figure 2-1 Regional Location	19
	Figure 2-2 Population Characteristics of Watsonville in Relation to Santa Cruz County: 1990	20
	Figure 2-3 Relationship Between <i>Watsonville 2005</i> and State-Mandated Elements	26
Chapter 3	GROWTH AND CONSERVATION STRATEGY	
	Figure 3-1 City and Planning Area Boundaries	31
Chapter 4	LAND USE AND COMMUNITY DEVELOPMENT	
	Figure 4-1 Utilization of Land Within Watsonville City Limits: 1991	39
	Figure 4-2 Existing Land Use: 1991	39
	Figure 4-3 Vacant and Underutilized Land within the Watsonville City Limits: 1991	39
	Figure 4-4 Vacant and Underutilized Land	41
	Figure 4-5 Distribution of New Housing	45
	Figure 4-6 Distribution of New Jobs	47
	Figure 4-7 Areas Under Consideration for Amendment to Sphere of Influence	49
	Figure 4-8 Estimated Vacant or Underutilized Land Outside of the City (as it existed in 1990) Needed to Provide for Population Growth to the Year 2005	51
	Figure 4-9 Additional Acreage Needed Beyond the Existing City Limits by 2005	51
	Figure 4-10 Redevelopment District	57
	Figure 4-11 Specific Plan Areas	59
Chapter 5	URBAN DESIGN AND SCENIC RESOURCES	
	Figure 5-1 Criteria for Scenic Streets and Highway Designations	69
	Figure 5-2 Scenic Routes	71
Chapter 6	HOUSING: GOALS, POLICIES, AND PROGRAMS	
	Figure 6-1 Fair Share Housing Need Program Summary	82
	Figure 6-2 Summary: Quantified Objectives by Income Category	95

Chapter 8	RECREATION AND PARKS	
Figure 8-1	1992 Watsonville Park Inventory	103
Figure 8-2	Watsonville Parks Definitions	104
Figure 8-3	Population Projections and Park Acreage Requirements	104
Figure 8-4	Existing and Proposed Parks and Sloughs	105
Chapter 9	ENVIRONMENTAL RESOURCE MANAGEMENT	
Figure 9-1	Important Agricultural Lands within the Urban Limit Line	115
Figure 9-2	Special Status Species that may exist within the Urban Limit Line	119
Chapter 10	TRANSPORTATION AND CIRCULATION	
Figure 10-1	Major Street System	131
Figure 10-2	Levels of Service for Urban and Suburban Arterials	133
Figure 10-3	Proposed Road Segments and Intersections Requiring Improvements to Maintain LOS D Under Future (2005) Projected Traffic Conditions	135
Figure 10-4	Needed Sidewalk Improvements	140
Figure 10-5	Bikeways System: Existing and Proposed	141
Chapter 11	PUBLIC FACILITIES AND SERVICES	
Figure 11-1	Ranking of Public Service and Facilities Issues	153
Figure 11-2	Fire Department Response: July 1, 1990– June 30, 1991	154
Figure 11-3	Sanitary Landfill Area: Existing and Proposed	159
Figure 11-4	Landfill Capacity	161
Figure 11-5	Pajaro Valley Unified School District Enrollment K-12	163
Chapter 12	PUBLIC SAFETY	
Figure 12-1	Seismic Surface Rupture Potential	173
Figure 12-2	Liquefaction Potential	175
Figure 12-3	Flood Hazard Boundary	177
Figure 12-4	Acoustical Scale	182
Figure 12-5	Evacuation Routes	183
Figure 12-6	Land Use Compatibility for Community Noise Environments	186
Figure 12-7	Existing Noise Contours: 1988 Transportation Sources	187
Figure 12-8	Future Noise Contours: 2005 Transportation Sources	189